

JERSEY CITY

DEPARTMENT OF HOUSING, ECONOMIC DEVELOPMENT & COMMERCE
DIVISION OF CITY PLANNING



ROBERT D. COTTER, PP, AICP
PLANNING DIRECTOR

JERRAMIAH T. HEALY, MAYOR
CARL S. CZAPLICKI
DEPARTMENT DIRECTOR

December 19, 2012
Ms. Mayda Arrue
THE JERSEY JOURNAL
30 Journal Square
Jersey City NJ 07306

Dear Ms. Arrue:

Enclosed please find a Legal Notice for the Jersey City Department of Housing & Economic Development and Commerce. Please have this ad run in the Saturday, December 22, 2012. Edition of your newspaper.

After publication, please prepare an Affidavit of Publication and send it to the attention of:

City of Jersey City
Department of Housing & Economic Development
30 Montgomery Street, 14th Floor, Suite 1400
Jersey City NJ 07302

Attn: Denise Jefferson

This notice should be billed to the Jersey City Department of Housing & Economic Development, Planning Board Account Number 7947. Thank you.

Sincerely,

Robert D. Cotter
Secretary, Jersey City Planning Board
Division of City Planning

Mayor's Office
Carl Czaplicki, Director,
HEDC
File

**JERSEY CITY PLANNING BOARD
PUBLIC NOTICE
REGULAR MEETING**

Please take notice the Planning Board took the following action at the Regular Meeting of December 18, 2012:

1. Call to Order
2. Sunshine Announcement
3. Roll Call
4. Swear in Staff
5. Correspondence
6. Old Business:
 - a. Case: P12-040.1 Administrative Amendment
Applicant: 70-90 Columbus holdings Co.
Attorney: Charles J. Harrington, III, Esq.
Review Planner: Maryann Bucci-Carter, PP, AICP
Address: 70-90 Columbus Drive
Block: 13003 Lot: 1 & 2
Zone: Exchange Place North Redevelopment Plan
Description: Façade Material change
Decision: Approved.
 - b. Case: P05-154.1 Administrative Amendment
Applicant: ACC Towers 1A Urban Renewal, LLC
Address: 50 Dey Street
Attorney: James C. McCann, Esq.
Block: 7701 Lot: 5
Zone: Marion Works Residential Overlay District
Description: Administrative Amendment to Amended Preliminary and Final Major Site Plan Approval with Variances granting relief from conditions that: (1) the Applicant subdivide and re-dedicate vacated portion of Dey Street to Jersey City, and (2) that the Applicant remove the existing roof over Dey Street, extend Dey Street to the west, and construct interim landscaping; provided the uncompleted sections are being occupied for non-residential uses.
Decision: Approved.
7. New Business: Section 31 review of the new 0.12 acre "Village Park" at 384-388 First Street.
Recommended.
8. Case: P10-051 Preliminary & Final Major Site Plan with deviations
Applicant: DJ Partnership
Attorney: Jon Campbell
Review Planner: Kristin Russell
Address: 63-65 Fleet St.
Block: 6806 Lot: 8
Zone: Vacant Buildings Redevelopment Plan
Description: Two new buildings on one through-lot with a total of 16 residential units and garaged parking.
Deviations: Balconies
Decision: Approved with conditions.
9. Case: P12-044 Preliminary and Final Major Site Plan/Deviations
Applicant: Anupam Varma
Attorney: Ronald Shaljian
Review Planner: Jeff Wenger
Address: 36 Van Reipen Avenue
Block: 7903 Lot: 41
Zone: Journal Square 2060 Redevelopment Plan
Description: Construction of new 4 story, 6 unit residential building
Deviations: Side yard, rear building setback.
Decision: Carried to January 22, 2013
10. Case: P12- 089 Interim Use Site Plan
Applicant: Liberty Harbor Holdings, LLC
Attorney: Chuck Harrington, Esq.
Review Planner: Maryann Bucci-Carter, PP, AICP
Address: Liberty View Drive
Block: 15801 Lot: 9, 10, 11, 12, 26, 27
Zone: Liberty Harbor North Redevelopment Plan
Description: Relocation of Interim Parking lot
Decision: Approved with conditions
11. Case: P12- 087 Preliminary Site Plan Amendment & Final Major Site Plan
Applicant: BR Tower Urban Renewal Co., LLC
Attorney: Eugene Paolino, Esq.
Review Planner: Maryann Bucci-Carter, PP, AICP
Address: 56 Beacon Place
Block: 13601 Lot: 17
Zone: Beacon Redevelopment Plan
Description: Building rehabilitation/re-use to 128 Residential Units with perimeter surface area treatment amendments
Decision: Approved with conditions.
12. Review and discussion of amendments to the Land Development Ordinance regarding definitions.
Summary Statement: revisions to definitions to reconcile any inconsistencies between LDO and Redevelopment Plans. **Recommended to City Council for Adoption.**

13. Review and discussion of umbrella amendment to redevelopment plans to remove definitions adopted into the Land Development Ordinance. **Recommended to City Council for Adoption..**
14. Review and discussion of amendments to the Land Development Ordinance regarding R-1 front yard setback terminology. Summary Statement: correct façade term to match definitions. No zoning change. **Recommended to City Council for Adoption..**
15. Review and discussion of amendments to the Land Development Ordinance, Sec. 345-70, to clarify loading standards. **Recommended to City Council for Adoption..**
16. Review and discussion of amendments to the Republic Container Redevelopment Plan. Summary Statement: revisions to plan to clarify permitted uses and bring fees up to date. **Approved and recommended to City Council for Adoption.**
17. Review and discussion of amendments to the Hoboken Avenue Redevelopment Plan. Summary Statement: clarification of multi-family building definition. **Approved and recommended to City Council for Adoption.**
18. Review and discussion of amendments to the Claremont Redevelopment Plan. Summary Statement: revisions to plan to clarify permitted uses and bring fees up to date. **Approved and recommended to City Council for Adoption.**
19. Review and discussion of amendments to the Canal Crossing Redevelopment Plan. Summary Statement: revisions to plan to clarify permitted retail and office uses. **Approved and recommended to City Council for Adoption.**
20. Review and discussion of amendments to the Land Development Ordinance. Summary Statement: adoption of bike parking standards. **Recommended to City Council for Adoption..**
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21. Renewal of Contractual Services for Board Attorney. **Approved.**
22. Renewal of Contractual Services for Stenographer. **Approved.**
29. Memorialized the following resolutions available for review at the Office of City Planning at 30 Montgomery Street, Suite 1400, 14th flr. Jersey City, NJ.
 1. Resolution of the Planning Board of the City of Jersey City Approving Administrative Amendment to Amended Preliminary and Final Major Site Plan with variances #P05-154.1 for sections 1,2,3,and 5 and the Boiler Building ,submitted by Acc Towers Urban Renewal, LLC (50 Dey Street)
 2. Resolution of the Planning Board of the City of Jersey City Approving Administrative Amendments to Preliminary and final Major Site Plan with Deviations # P12-040.1 submitted by 70-90 Columbus Holding Co.,LLC (50-90 Columbus Drive).
 3. Resolution of the Planning Board of the City of Jersey City Approving Preliminary Major Site Plan # P 12-085 for Phases 1,2,3, of project and Final Major site Plan with Deviations # P12-080 submitted by Kennedy Lofts, LLC ((100 Newkirk Street)
 - 4 Resolution of the Planning Board of the City of Jersey City Approving Preliminary Major Site Plan with Deviations #P12-085 for Phases 1,2, and 3 of project and Final Major Site Plan with Deviations for Phase 1 of project submitted by Journal Square Estates, LLC (595-621 Pavonia Ave, 535-539 Summit Ave and 136 Magnolia Ave)
 5. Resolution of the Planning Board of the City of Jersey City Approving Preliminary and Final Site Plan with Deviations # P12-064 submitted by PSE & G (427-451 Grand Street).
 6. Resolution of the Planning Board of the City of Jersey City Approving Preliminary & Final Major Site Plan with "c" variances # P12-036 submitted by the church of Jesus Christ latter Day Saints (40 Rte Hwy 139).
 7. Resolution of the Planning Board of the City of Jersey City Approving Preliminary & Final Major Site Plan with "c" variances # P 12-027 submitted by New York, LLC (102 York Street).
 8. Resolution of the Planning Board of the City of Jersey City Awarding a contract to Precision Reporting Services for Stenographic Service to the Planning Board for Calendar Year 2013
 9. Resolution of the Planning Board of the City of Jersey City Awarding a contract for Legal Services and Approving the appointment John F. Hamill as Legal Counsel to the Board commencing on January 1, 2013 through December 31, 2013.
 - 10.Resolution of the Planning Board of the City of Approving Preliminary & Final Major Site Plan # P 12-088 submitted by 272 Grove St. Urban Renewal, LLC (272 Grove Street).
 11. Resolution of the Planning Board of the City of the Jersey City Approving Minor subdivision # P12-078 submitted by Block 284 North Urban Renewal, LLC (1 Mc Williams Place).
 12. Resolution of the Planning Board of the City of Jersey City Approving Final Major Site Plan # P06-072 submitted by Block 284 North Urban Renewal, LLC (Mc Williams Place).
30. Executive Session, as needed, to discuss litigation, personnel or other matters
31. Adjournment

MICHAEL RYAN, CHAIRMAN, PLANNING BOARD